LESS CONGESTED THAN SOME AREAS Advocates Giving City Right to FIRE-SAFE HOMES

Greenwich - Chelsea Section Has Fewer Persons on Each Block.

INDUSTRIAL SURVEY

Central Mercantile Association Counted 39,404 on One Street on East Side.

the residential area of the cantile district. They cover

ker st. to Greenwich av.; West men. to Greenwich av.: Waverly om Bank at to 11th at., and tarles at. to West 10th at.; from Hudson to Bleecker afterow. Morton, Leroy and ats., from Hudson to Varick William L. Hicks has sold for Henry L. Batterman at Glen Cove, L. L., the

TO HOLD AN EXECUTOR'S SALE

Among Offerings Are Home Sites on Staten Asland.

secutor's and trustees' sale for the of Hannah O'Brien will be Bryan L. Kennelly on Wednesdienher 20, in the Exchange

The special Manhattan building sta- about \$100,000.

Suburban Land Co. Sales.

New York Suburban Land Company has seld at its development in the Fourth Ward, Borough of Queens, a plot 48x100 feet on Itale Place to Francis A. Schott. At Garwood, N. J., it has sold a plot 60x100 feet on Hemlock Arenue to Annette Kearney.

The Tragedy of St. Paul's Cathedral Architect Was Victim of Pitiful Jealousy — Attributes of Master Builders.

By NOBLE FOSTER HOGGSON.

Rents Two 46th St. Houses.

Rents Two 46th St. Houses.

Bents Two 46th St. Houses.

Rents Two 46th St. Houses.

Bents Two 46th St. Houses.

Rents Two 46th St. Houses.

Bents Two 46th St. Houses.

Rents Two 46th St. Houses.

But and I west Forty-sixth Street, two four-story houses, each 20x100, to Mrs. fou Architect Was Victim of Pitiful Jealousy — Attributes of Master Builders.

By NOBLE FOSTER HOGGSON.

A great building is a great personality. The builder who has not knitted wood and stone and iron and bronze and glass and pigments into a unit of vital character cannot say that he has builded. All really great buildings have within them that harmony of design, material, workmanship and deconative artistry which make their inorganic substance seem alive. The Londonet who stands for the thousandth time before St. Faul's Cathedral and profess that it "breathess" is giving voice to something more than British that the most comprehensive sense of the word. It was in his brain that the designs had birth; it was he who drew the plans, who directed the archibes was the genius that organized the forces of craftsmen; his was the all-sering eye under which the dream betast of his time.

COUNCIL WANTS NEW STUDY COST OF

Invest in Mortgages. Steps are to be taken to make it

moneys out on bond and mortgage, as it did for many years, at 4 and 41/2 per cent. A special committee of the Advisory Council of Real Estate Inter- MOVEMENT TO DO exts is considering the subject, with a view of suggesting a constructive programme to the city authorities, because the amount to be invested by the city is nearly constant, and in past years some of the mortgages have stood for half a century, the property being worth several times the sum secured beyond any conceivable fluctuation of city values. The City Chamberlain has been making an effort to secure larger interest rates on the deposits of the city in the different trust companies and banks. In response to a letter the Chamberlain learned that under Class A, or inactive, deposits 39 banks agreed to pay 3 per cent or more, 7 banks agreed to pay 2½ per cent, 36 banks agreed to pay 2½ per cent and 17 banks agreed to pay 2½ per cent, 36 banks agreed to pay 2½ per cent, 32 banks agreed to pay 2½ per cent, 34 banks agreed to pay 2½ per cent, 35 banks agreed to pay 2½ per cent, 36 banks agreed to pay 2½ per cent, 37 banks JUST COMPLETED view of suggesting a constructive pro-

Hostlery Now Under Management of

sion, 11,101 persons. An upper side block aboved 11,821, the east side, 19,896; the lower east 18,821, the east side, 19,896; the lower east 18,800; the lower east 18,800; the lower east 18,996. The matter of how much shall be done in the central mercantile district company, the Control Mercantile Associately, a mem are unusually pleasant. Those are of employment, the central ile district offers liberal and are unusually pleasant. The company has leased the St. Andrew for a term of seventeen years as are unusually pleasant. Those of the Hotel Company has leased the St. Andrew for a term of seventeen years are are unusually pleasant. Those of the Hotel Company has leased the St. Andrew for a term of seventeen years are are unusually pleasant. Those of the Hotel Company has leased the St. Andrew for a term of seventeen years are are unusually pleasant. Those of the Hotel Company has leased the St. Andrew for a term of seventeen years are are unusually pleasant. Those of the Hotel Company has leased the St. Andrew for a term of seventeen years are are unusually pleasant. Those of the Hotel Company has leased the St. Andrew for a term of seventeen years are are unusually pleasant. Those of exteriors this cost has been reduced. The matter of how much shall be done in the way of freprocing the done in the same as that of wood, and with certain types of exteriors this cost has been reduced.

The matter of how much shall be done in the way of freprocing the matcher application of the matcher application of the matcher application of the matcher applica

e sections, it has also a very and separate home area. In fact, terms area is the only section in York planned and built with atreets and broken visits and not small parks, providing pertainer and recreation facilities. The proaching the fact that many of the central mercantile section naturally adapted to exclusive minal use, the City Planning insion, in its report which respectance at law, restricted many in both Chelsea and Greenwich business and industry, dedications for all time to high class and in the streets so restricted in Chelsea, 18th and 18th sts., rying forward will lend brilliancy to 18th and 18th sts. rying forward will lend brilliancy to and Ninth avs.; 21st. these affairs."

Mr. Veitch, the new managing directions of the street with the new managing directions.

and Ninth avs.; 21st.

s. between Eighth and
st. between Ninth and
b. 20th and 30th sts.,
and Ninth avs. This
nous London and Cheli much of the property
Ray and Cushman
Ray and Cushman
Ray and Cushman of Mr. Statler on a trip made by hotel

place; Charles st., from GLEN COVE ACREAGE SALES

Fairchild Among Buyers.

William L. Hicks has sold for Henry
L. Batterman at Glen Cove, L. I., the
following properties: Two acres, with
house and garage, to Jackson A. Dykman: two acres to Henry C. Martin adjoining his property of three acres,
with house and garage, which was purchased last spring, and two acres to
Julian P. Fairchild, who will improve

at Other offerings J. M. Felson Preparing Plans for Melrose Av. Structure.

three and one-half story frame building and on Staten Island, 442 Annadais Road, a two and three-quarters acre plot, with dwelling house, and the southeast corner of Annadais Road the southeast corner of Annadais Road washington av. a three-acre plot, with dwelling house.

Manhattan Building Statistics.

Manhattan Building Statistics.

Be Built for \$3,000.

AWAY WITH HAZARDS

gerous wood shingle roof," says "Construction," which through TO RENOVATE ST. ANDREWS homes department is the official organ of that society. "In many cases the Fifth cost is the same as that of wood, and with certain types of exteriors this cost

sense homebuilding, we appeal not to public spiritedness nor the spirit of public spiritedness nor the spirit of reform, but to the innate common sense of every man about to build, to his justifiable selfishness, to the "pock-etbook nerve," when we ask: "Is it not better to build the home

safely and substantially of material that cannot burn or decay? In a man-ner which will discourage conflagration Steps are to be taken to make it legal for the city to invest its funds in real estate mortgages. Under a recent court ruling the city cannot put its

Cleveland Society Finds and help to render the menace of the wood shingle roof, as it applies to each motivational home owner, an unknown quantity in his respective community?

quantity in his respective community? \$12,000.

"The safe home is the cheaper in the end, more beautiful and more enduring, and to the man who chooses wisely in his selection of materials for the construction of his home will come that sense of lasting satisfaction and permanent content which is the reward for the exercise of common sense in building the home."

\$12,000.

On this property, in the near future, the city will erect an almshouse, or poor farm, and a large building to be used as a home for incurables. The immates of the poor farm will till the land, and it is expected enough vegetables will be raised to supply the almshouse and the home for incurables. All kinds of livestock will be raised.

FIFTH AVE. OFFICE FOR SLAWSON & HOBBS

It Will Be in Their New Building take no more incurable patients. on 40th St. Corner.

Slawson & Hobbs are making extensive alterations to their building at the northeast corner of Fifth av. and 40th st., and when the work is completed this big real estate company, which was established by Frederick G. Hobbs and George L. Slawson, will open a Fifth av. office on the premises. It is expected that the building will be ready for occupancy about September 15.





NEW HOUSES AT MANHATTAN BEACH Upper picture-E. Grodeon's Residence. Lower picture-Dweiling of Mr.

Westbury Farm Deal.

Westbury Farm Deal.

Worthington Whitehouse, Inc., has sold for Jere Johnson, Jr., Company a farm of seventeen acres at Westbury.

Long Islard, on the north side of the work is properly done the first esties of William Payne Thompson and A. Ludlow Kramer.

Rents Two 46th St. Houses.

"A home is not built to last a day, a week or a year, and the element of cost of clay or of maintenance should not be overlooked. Exterior walls which are constructed of the products of clay or cement do not carry the recurring the restricted of the products of clay or company a farm of seventeen acres at Westbury.

Long Islard, on the north side of the work is properly done the first esties of William Payne Thompson and A. Ludlow Kramer.

Rents Two 46th St. Houses.

Mistaken Popular Opinion.

"Popular opinion in this matter of relative costs is based mainly upon an inborn but mistaken sense of the cheapness of wood. It is based upon ignorance of actual conditions in the market of structura, materials for the home as that market exists to-day. It is based upon a woful lack of investigation of such conditions on the part of the home-building public.

"And if the cost were more considerably more what then?

"Is it worth while to have your family and your goods housed in a fire trap? Is it worth while to be part of a community which at any time may

masonry exteriors and fire retardant west side of Valley Road, opposite the ording. Montelair Athletic Club, to Mrs. Mary "A home is not built to last a day, a C. Beyer, of New York. The residence

HAVE NEW POOR FARM

WILL BUILD ON Property Will Also Be Used as

Home for Incurables. The city of Passaic has purchased from James A. Crowley, real estate operator and owner, a tract of twenty-six and one-half acres of farm land along Mount Prospect Avenue. Athenia, for

land, and it is expected enough vegeta-land, and it is expected enough vegeta-bles will be raised to supply the alms-house and the home for incurables. All himself on Coleridge st., between

The present almshouse, on the same thoroughfare, is now entirely inade-quate, and the number of incurable patients in the two hospitals here is grewing daily. The hospital authorities have informed the city that they will home. One of the first of the many take near proceed the same of a chitecture will be embodied in his have informed the city that they will home. One of the first of the many take near proceed the same of a chitecture will be embodied in his home.

New Plant for the White Tar

Company of New Jersey. Joseph P. Day has sold for the Newark Factory Sites, Inc., a tract of about ten acres on the Newark Meadows, fronting 200 feet on the Hackensack River and running back to the Belleville Turnpike, immediately adjoining the large plant of the Martin Dennis the large plant of the Martin Dennis on Be

CHANGE CONVENTION DATES

tee. George S. Horton, of Brooklyn, secretary of the association, will soon announce the programme of the convention.

Gets Plot at Fieldston.

The Delafield Estate, Inc., has sold to Carroll Brown, at Fieldston, Riverdale-on-Hudson, a large plot on West 245th st., west of Livingston av. This plot is one of the highest in the city of New one of the highest in the city of New York and commands an excellent view over Van Cortlandt Park and the Hudson River Valley. It is the intention of Mr. and Mrs. Brown to make their home in Fieldston.

Lends \$40.000 on Bronx House. The New York Title and Mortgage Company has loaned \$40,000 to the Creston Building Company on its prop-erty at the northeast corner of 198th and Creston av. The buildings have t been completed and are excep-

just been completed and are exce-tionally well and attractively built. REAL ESTATE FOR SALE.

Facts for Men of Family

Consider the Natural Beauty

High in the Healthy Hills of Northern New Jersey.

This Colonial All-Year Villa, Near Water, \$12,000

Twenty other homes with every convenience ranging from \$4,000 cottage to \$25,000 cotage. Ready to live in how. See them. Two beginning.

WESTCHESTER COUNTY.



WITHIN COMMUTING DISTANCE. Mahopac Point Corporation

IVER VIEW MANOR For Rent or Sale

at a sacrifice -A beautiful home, overooking the Hudson--Every convenience and improvement — Bargain

OCEAN FRONT A

Edward C. Chestresmith, Architect, to Have Manhattan Beach House.

Edward C. Chestresmith, the well-

known architect and specialist in sub-Oriental Boulevard and the Esplanade. home. One of the first of the many fine homes built at Manhattan Beach NEWARK MEADOWS PURCHASE

was the Lachicotte house. It was designed by Mr. Chestresmith. Mr. Chestresmith's first experience at Manhat-Company, near the Oriental Hotel, which immediately followed the planning by him of an entire village at Canso, Nova Scotia, for the same com-

Among the other homes that Mr Chestresmith has designed at Manhat-tan Beach have been the Cassidy home For a long time clients of the company have urged it to open an office that would be more accessible for those interested in purchasing property for improvement and loaning money on bond and mortgage in the Fifth av. and adjoining sections.

Their new office will be equipped with complete records, so that all information desired by clients will be refining of naphthaline. The property with complete records, so that all information desired by clients will be refining of naphthaline. The property was desired to the Martin Dennis Company, just erected. The tract is in the vicinity of the large coke overns the Cassidy home on Beaumont st., which until recently was the largest house on the Beaumont st., which until recently was the largest house on the Mardows by the H. Koppers Company, of Pittsburgh. The purchaser is the the White Tar Company of New Jersey, which company of Pittsburgh. The purchaser is the the White Tar Company of New Jersey, which company of New house at 42 Amherst st.; the home of P. Synnesvedt, the prominent patent attorney of Pittsburgh, Chicago, Philadelphia and New York; the home of Mrs. E. C. Groden at C. Mrs. E. C. Groden at Corbin Place, near Oriental Boulevard, and the S. W. Reece home in Dover st., near Oriental Boulevard. "It is significant of the charac'er of

State Association at Long Beach on October 19, 20 and 21.

The executive committee of the Real Estate Association of the State of New York has changed the dates of the next annual convention to October 19, 20 and 21. Long Island developers and brokers were especially desirous for this change for several reasons. The sessions will be held at the Hotel Nassau, Long Beach, N. Y., as heretofore announced.

Alfred H. Wagg, of Malverne, the well known realty developer of Long Island, has been appointed general chairman of the arrangement committee. George S. Horton, of Brooklyn, secretars of the character of the character of the property," says Joseph P. Day, sales agent for Manhattan Beach, "that Mr. Chestresmith has decided to erect his own home here, and that almost every one of the builders who have rected homes here for others have decided to build on the development for themselves. These facts prove, I think, the desirability of Manhattan Beach as an all-year-round residence for those who are in no way restricted in their choice of where they shall live."

EMPIRE SQ. STORE RENTAL Beck Shoe Company To Be Tenants Under Long Lease.

Under Long Lease.

Under Long Lease.

Pense & Elliman have leased for the Schulte Cigar Company to the Beck Shoe Company for a long term of years at an aggregate rental approximating \$35,000 the ground floor and basement space adjoining the northwest corner of Broadway and 66th st. in Hotel Marie Antoinette property. The Schulte company recently leased

Site for Brooklyn Church.

The trustees of the Third Church of Christ, Scientist, of Flatbush, have pur-chased a plot, 162x200 feet, on the east side of Kenmore Place, 125 feet north of Albemarie Road, as a site for a church and Sunday school hall. The cost of the land and the new building will involve an expenditure of over \$130,000.

REAL ESTATE FOR SALE. NEW JERSEY.

MOUNTAIN LAKES RESIDENTIAL PARK

Fact 13—A wonderland of hills, mountains (800 feet elevation) and sparkling lakes, rivalling the beauty and charm of the Swiss mountain country.

Fact 14—Superb views for miles in every direction, fine old trees and flowering shrubs, delighful walks and drives.

Fact 15—Without question the most magnificent natural country within easy

Convenient Commutation to City.

LONG ISLAND.

DELIGHTFUL COUNTRY HOME

Daniel M. Gerard, 1270 B'way (83d), N. Y.

CountryLife



This Bungalow on Mahopac Point Lake Mahopac Sale at Cost on Easy Terms

> Exposition REAL ESTATES Grand Central Term'ni, N. 11. Faries Grand Central Term'ni, N. 11. Farie (Dept. B.). 40 West 52d St

PREEPORT WATER FRONT JOHN J. RANDALL CO., Freeport, L. I. BEACHWOOD.

For Sale 4 lots, B. D. B. 48; make an offer.

H. Box 102, Tribune Office.

> BOROUGH OF BROOKLYN. ONE PAMILY HOUSES, detached, garage, noise rooms, buth, showers, elsevier lights, rannow cleaners, seam, persuatery, 53,466, 25,50 cash, \$15, mostlely and interest. BUILDINES, 24,50 cm; Take West Fed seiners, Municipal Blog, to ritis to

UNFURNISHED APARTMENTS TOLET UNFURNISHED APARTMENTS TOLET

THE DORILTON-

STRATFORD-AVON-

THE BARNARD-

HOLLAND COURT-

WALLACE-

Cor. Riverside Drive.

315 West 98th St.

568 West 149th St.

451 WEST END AVE.-

Southwest cor. of 82d St.

Rent \$65.

6 and 7 Rooms and Bath Rents \$840 to \$900.

210 Riverside Drive,

12-Story Fireproof Bidg; 2 Elevators

8 and 9 Rooms and 3 Haths

Rents \$1,900 to \$2,400

6, 7, 8 and 9 Rooms, 1 and 2 Baths.

Rents \$1,000 to \$2,500,

Including Refrigeration

3, 4, 8 Rooms,

1, 2 Baths, Rents \$660 to \$1,600

171 West 71st St.

Rents \$1.500 to \$3,300.

Efficient Management R.WOOD, W.H.DOLSONG Broadway, Cor. 80th St. Tel. Schuyler 3800 Branch Office: 280 Madison Ave.: Broadway at 144th Street. Downtown Office: No. 140 Broadway, Cor. Liberty St.

THE BELNORD-

Broadway to Amsterdam Av. 5, 7, 8 and 10 Rooms, 2 and 3 Baths.

tion and Vacuum Cleaning.

106-110 Central Park W.

Fireproof Apartments. 7 Rooms, 2 Baths.

35 WEST 82D ST.-

Near Central Park West. 8-Story Fireproof. All Modern Improvements. 5 and 6 Rooms, Bath. Rents \$840 to \$1,200

TALLADEGA-

HEARNCLIFF-

61 Hamilton Place, Southeast Cor. 140th St. 6 and 7 Rooms and Bath. Rents \$720 to \$900

7 Rooms and Bath. Rents \$480 to \$780 Our 1916-17 booklet, containing descriptive matter and floor plans of above and many other properties, now ready for distribution. Many



When you live in this famous Apartment House you have everything at your door. A location unsurpassed; transit facilities unercelled. Large, private house rooms, with abundant closet space; every modern, up-to-date appointment, including free refrigeration and largest open air garden in the city. MANAGER ON PREMISES.

7 to 11 ROOMS, 2 to 4 BATHS, Rental \$2,100 to \$7,000

F. R. Wood, W. H. Dolson Co., Agents Broadway, corner 80th St. Tel. Schuyler 3800.

Complete Square Block.

86th St.-Broadway-87th St.

EAST AND WEST SIDES. EAST AND WEST SIDES. TOTAL PARTICIONAL PROPERTIES DE LA MONAULA D

Pease & Illiman 165West 72d St. 340 Madison Ave. 55 Liberty St.

Near Broadway Nr. 43dSt. Tel., 6200 Murray Hill Cor. Nassau St. Real Estate and General Insurance

Specialists in Dwelling Properties East Side 112 East 17th St. 144 East 56th St.

8 rooms and bath, \$960-\$1.200 39-43 East 27th St.

3, 4, 6, 7 rooms and bath, \$720-\$1,300 11 East 68th St. 145 East 35th St. 6 and 8 rooms, 2 and 3 baths, \$2,500-\$3,500 7 rooms and 2 baths \$2,300 3 rooms, kitchenette & bath, \$840 829 Park Ave.

146 East 49th St. 3 and 4 rooms and bath \$800-\$1,200 West Side

808 West End Ave. Northeast Cor. 99th St. 9, 10 rooms, 3 baths, \$2,400—\$3,000

rooms and bath,

127 Riverside Drive

9, 11 rooms, 3, 4 baths. \$2,500—\$3,500 300 Central Park West Cor. 90th St. \$1,800

6, 14 rooms, 1, 3 baths. \$1,000—\$3,500

7 and 8 rooms and bath. \$1,500-\$1,800

7 and 8 rooms, 2 baths, \$1,450-\$1,800

\$1,500-\$2,750

56-60 West 58th St.

6, 7, 8 rooms, 2 and 3 bath

404 Riverside Drive

For floor plans and further particulars of the above and other houses under our management consult the special apartment-house edition of Pease & Elliman's Real Estate Indicator, which will be mailed to you on request. C Transport to the contract of the contract of

WEST SIDE.

EAST SIDE. TO LET -A BEAUTIFUL APARTMENT OF TEX

REAL ESTATE FOR SALE OR TO LET COUNTRY PROPERTY.

LET YOUR RENT PAY FOR YOUR HOME.

Best financial plan explained by Country Home
League. No 40 West Sid St., Dept. Z. Phone
2866 Mad Sq. MISCELLANEOUS.

I HAVE ONE OF THE PRETTIEST RANCHES that it "breathes" is giving the plans, who directed the archivage to something more than British tectural draftsmen and the engineers. The paying homes to something more than British tectural draftsmen and the engineers of the building which at any time may be fire weeken to something more than British tectural draftsmen and the engineers of the building which at any time may be fire weeken to something more than British tectural draftsmen and the engineers of the building which at any time may be fire weeken to something more than British tectural draftsmen and the engineers of the building which at any time may be fire weeken to something more than British tectural draftsmen and the engineers of the building which at any time may be fire weeken to something the paying homes for the fire weeken the was sellen or Paris. The Scarsdale Estates Organization, the was to make visible the spirit and the building was in the building of St. Paul's, have been the great existing the tragedy of St. Paul's, have been the save of St. Paul's, have been the save of St. Paul's, have been the save of the building was in its infactor, the work of St. Paul's and because the autority of the Eugland of the save of the building was in its infactor, the work of St. Paul's and because the autority of the Eugland of the save of the building was in its infactor, the work of the save of the building was in its infactor, the work of the save of the building was in its infactor, the work of the save of the building was in its infactor, the work of the save of the building was in its infactor, the work of the save of the building was in its infactor, the work of the save of the building was in its infactor, the work of the save of the building was in its infactor, the work of the save of the building was in its infactor, the save of the building was in its infactor, the save of the building was in its infactor, the save of the building was

152-6 West 58th St.

HOUSEKEEPING APARTMENTS **3 ROOMS WITH BATH** \$800 TO \$1200 4 ROOMS WITH BATH \$900 TO \$1500 5 ROOMS WITH 2 BATHS

\$1400 TO \$1800 HOTEL SERVICE IF DESIRED. RRANGEMENTS MAY BE MADE FOR EXTRA SERVANTS ROOMS.

LAURENCE McGUIRE, Agt.,

OR YOUR OWN BROKER. The Sevillia APARTMENT HOTEL.

A few desirable apartments can now be secured; occupancy Oct. 1st. The Twelfth Street Apartments,

13-15 WEST 12TH ST.
The rooms, with bath, elevator, electricity, maid erates, etc., \$480.00 to \$1,000.00 (yearly). 19711 ST. 00 WEST.—Four room high class ele-vator hous-beeping apartment; \$56-\$55.

For other real estate see Page 10,

Part 1.

The Apartment House Complete.
7 to 11 Kooms, 2, 3 and 4
Baths, Rents, \$2,100 to \$5,000

401 WEST END AVE.-

Rentals \$2,400 and upward. ow rate for electricity

817 WEST END AVE. Southwest Corner 100th St.

Rents \$1,500 to \$1,600

880 St. Nicholas Av., At 154th St. 5 and 6 Rooms and Bath.